| 145.0 | 0007 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 879,300 / 879,300 |
| | | | | | USE VALUE: | 879,300 / 879,300 |
| | | | | | ASSESSED: | 879,300 / 879,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 184 | | SPRING ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CURA FRANK J & MARY A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 184 SPRING ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CURA FRANK J - |
| Owner 2: | - |
| Street 1: | 184 SPRING ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 12,569 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 12569.000 | 241,600 | | 637,700 | 879,300 |
| Total Card | 0.289 | 241,600 | | 637,700 | 879,300 |
| Total Parcel | 0.289 | 241,600 | | 637,700 | 879,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 620.32 | /Parcel: 620.3

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 95569

**GIS Ref**

**GIS Ref**

**Insp Date** 05/25/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 145.0-0007-0005.0

!11385!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 241,700 | 0 | 12,569. | 637,700 | 879,400 | 879,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 209,500 | 0 | 12,569. | 597,800 | 807,300 | 807,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 209,500 | 0 | 12,569. | 494,200 | 703,700 | 703,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 209,500 | 0 | 12,569. | 454,300 | 663,800 | 663,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 209,500 | 0 | 12,569. | 414,500 | 624,000 | 624,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 197,200 | 0 | 12,569. | 406,500 | 603,700 | 603,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 197,200 | 0 | 12,569. | 377,800 | 575,000 | 575,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 197,200 | 0 | 12,569. | 359,500 | 556,700 | 556,700 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:33:46 |

**LAST REV**

| Date | Time |
|---|---|
| 12/04/19 | 14:13:15 |

jorourke

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11385

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CURA FRANK J, | 56509-417 | | 2/23/2011 | Convenience | 99 | No | No | | |
| | 8444-580 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95569 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/2/2017 | 983 | Insulate | 2,352 | C | | | | |
| 5/5/1997 | 238 | | 23,200 | | | | | ADD BATH/REM KIT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/25/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/3/2017 | Inspected | PH | Patrick H |
| 2/5/2009 | Meas/Inspect | 372 | PATRIOT |
| 3/30/2001 | Inspected | 201 | PATRIOT |
| 10/26/2000 | Hearing N/C | 153 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/17/1999 | Measured | 268 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 12569 | | Sq. Ft. | Site | | 0 | 80. | 0.63 | 9 | | | | | | | | | 637,661 | | | | | | 637,700 | |

Total AC/HA: 0.28854 | Total SF/SM: 12569 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 637,661 | Spl Credit | Total: 637,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 140.333 |
| Other Features: | 77500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 328211 |
| Depreciation: | 86648 |
| Depreciated Total: | 241563 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

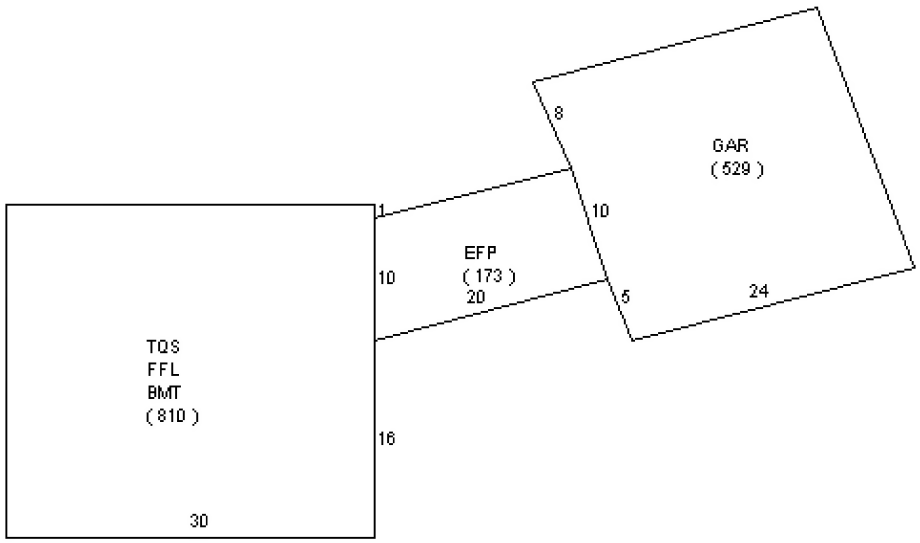
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | M |
| Totals | | | |
| 1 | 6 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 140.33 |
| Special Features: | 0 | Val/Su Net: | 82.46 |
| Final Total: | 241600 | Val/Su SzAd | 170.44 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 810 | 42.100 | 34,101 |
| FFL | First Floor | 810 | 140.330 | 113,669 |
| TQS | 3/4 Story | 608 | 140.330 | 85,252 |
| GAR | Garage | 529 | 19.530 | 10,331 |
| EFP | Enclos Porch | 173 | 42.530 | 7,358 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,930 | | | Total: | 250,711 |
| Size Ad | 1417.5 | Gross Are | 3132 | FinArea | 1418 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

145.0-0007-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|